

KNOW ALL MEN BY THESE PRESENTS, that I, ROBERT R. PHAIR, of Waterville, County of Kennebec, and State of Maine, in consideration of ONE (\$1.00) DOLLAR and other valuable consideration,

19564

50-1-17
42-74

paid by JANICE T. PHAIR, of Waterville, County of Kennebec, and State of Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said JANICE T. PHAIR, her heirs and assigns forever, a certain lot or parcel of land with building thereon situate in Waterville in the County of Kennebec and State of Maine and bounded and described as follows, to wit:-

Being Lot #130 on a Plan entitled "Academy Acres" by R. G. Knowlton, C.E., and recorded in the Kennebec Registry of Deeds.

Meaning and intending to convey all of my interest in the same premises acquired by me, Robert R. Phair and Janice T. Phair as Joint Tenants by Warranty Deed from Harold A. Labbe and Pearl V. Labbe, dated November 5, 1963 and recorded November 6, 1963 in the Kennebec County Registry of Deeds, Book 1322, Page 200.

This conveyance is subject to a Mortgage given by Robert R. Phair and Janice T. Phair to Kennebec Federal Savings and Loan Association.

**NO TRANSFER
TAX PAID**

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said JANICE T. PHAIR,

her heirs and assigns, to her and their use and behoof forever.

And I do **COVENANT** with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises that they are free of all encumbrances, except as aforesaid;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will **WARRANT** and **DEFEND** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

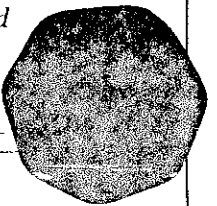
In Witness Whereof, I, ROBERT R. PHAIR,

~~Joining in this deed~~ as Grantor, and relinquishing and conveying all my right by descent and all other rights in the above described premises, have hereunto set my hand and seal this day of June in the year of our Lord one thousand nine hundred and eighty-six.

Signed, Sealed and Delivered in presence of:

Charles K. Barabee

Robert R. Phair
Robert R. Phair



State of Maine,
KENNEBEC, SS.

July, 24, 19 86.

Personally appeared the above named Robert R. Phair and acknowledged the above instrument to be his free act and deed.

Before me, Thelma E. Gagne

Justice of the Peace - Notary Public

THELMA E. GAGNE

RECORDED FROM ORIGINAL
1986 SEP -3 AM 9:00

RECEIVED KENNEBEC SS.

BK 3015 PG 131